

# City of Detroit

## CITY COUNCIL



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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### ***THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING***

***To attend by phone only, call one of these numbers: +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799  
- Enter Meeting ID: 330332554***

### **PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON  
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON  
VACANT, MEMBER  
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Mrs. Millicent G. Winfrey  
Assistant City Council Committee Clerk**

**THURSDAY, SEPTEMBER 23, 2021**

**11:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. – PUBLIC HEARING - RE: Approval an Obsolete Property Rehabilitation Certificate on behalf of LA John Gray, LLC in the area of 1117 Field Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. (Petition #1213) (The Housing and Revitalization Department has reviewed the request of LA John Gray, LLC to establish an Obsolete Property Rehabilitation Certificate, and find that it satisfies the criteria set forth by Public Act 146 of 2000 and that it would be consistent with the development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- E. 11:20 A.M. – PUBLIC HEARING - RE: Approval of an Obsolete Property Rehabilitation Certificate on behalf of 6531 Woodward, LLC in the area of 6531 Woodward Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000. (Petition #881) (The Housing and Revitalization Department has reviewed the request of 6531 Woodward, LLC to establish an Obsolete Property Rehabilitation Certificate, and find that it satisfies the criteria set forth by Public Act 146 of 2000 and that it**

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would be consistent with the development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)

- F. 11:35 A.M. – PUBLIC HEARING - RE:** Approval of the Establishment of a Neighborhood Enterprise Zone as requested by 225 E Edsel Ford, LLC in the area of 225 E Edsel Ford Fwy, Detroit, MI in accordance with Public Act 147 of 1992. **(Petition #1401) (The Housing and Revitalization Department has reviewed the request of 225 E. Edsel Ford, LLC to establish a Neighborhood Enterprise Zone, and find that it satisfies the criteria set forth by Public Act 147 of 1992 and that it would be consistent with the development and economic goals of the Master Plan.) (Petitioner, Law Department, Legislative Policy Division, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**

### **UNFINISHED BUSINESS**

1. Status of **Planning and Development Department** submitting reso. autho. Property Sale - 13803, 13809, and 13823 Conant (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Syed Rahman and Mohammad Hoque (the “Purchaser”), to purchase certain City-owned real property at 13803, 13809, and 13823 Conant (the “Property”) for the purchase price of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00).) **(BROUGHT BACK AS DIRECTED ON 9-9-21)**
2. Status of **Planning and Development Department** submitting reso. autho. Transfer of Jurisdiction, Declaration of Surplus, and Conveyance of 3085 W. Jefferson Ave. (The Planning and Development Department (“P&DD”) is seeking this Honorable Body's approvals of the transfer of jurisdiction, declaration of surplus, and conveyance of the vacant real property located at 3085 W. Jefferson Ave. (the “Property”). In accordance with Section 2-7-3 of the 2019 Detroit City Code, the Office of the Chief Financial Officer has requested this Honorable Body approve the transfer of jurisdiction of the Property to P&DD, the approval of the transfer of jurisdiction of the City Property by the Office of the Chief Financial Officer from the General Services Department-Parks and Recreation to the Planning and Development Department, and the conveyance of the City Property to the Detroit International Bridge Company, a Michigan corporation) **(BROUGHT BACK AS DIRECTED ON 9-9-21)**
3. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Tax Increment Finance (TIF) Districts. **(BROUGHT BACK AS DIRECTED ON 9-9-21)**

## **NEW BUSINESS**

### **OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following **Office of Contracting and Procurement Contracts:**

4. Submitting reso. autho. **Contract No. 6003096** - 100% Federal Funding – AMEND 1 – To Provide an Extension of Time and an Increase of Funds for Greenway Construction Management Services for Phase 2 of the Joseph Campau Greenway Project. – Contractor: Economic Development Corporation – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: January 1, 2022 through June 30, 2022 – Contract Increase Amount: \$210,762.01 – Total Contract Amount: \$1,885,186.59. **HOUSING AND REVITALIZATION (Original Contract Period: October 1, 2020 through December 31, 2021) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**
  
5. Submitting reso. autho. **Contract No. 6003780** - 100% Grant Funding – To Provide Covid-19 Expanded Services Program for Seniors in the City of Detroit. – Contractor: St Patrick Senior Center, Inc. – Location: 58 Parsons Avenue, Detroit, MI 48201 – Contract Period: Upon City Council Approval through June 30, 2022 – Total Contract Amount: \$233,049.16. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**

### **CITY PLANNING COMMISSION**

6. Submitting reso. autho. The initiative of the Detroit City Planning Commission and the request of Midtown Detroit, Inc. and Parkstone Development Partners on behalf of the Ferry Street Development Company to rezone 90 and 110 East Ferry Street from a PD (Planned Development) to a SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification (**RECOMMEND APPROVAL**) (**The Detroit City Planning Commission, Midtown Detroit, Inc. and Parkstone Development Partners, on behalf of Ferry Street Development Company, are requesting to amend District Map No. 6 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a SD1 zoning classification where a PD zoning classification currently exists at 90 and 110 East Ferry Street. The change in zoning is being requested to allow the existing historic buildings on the site to continue to operate as an inn/bed and breakfast or be developed with other uses consistent with the SD1 zoning classification. The subject rezoning is generally located on the south side of East Ferry Street west of John R Street. Please see the attached public hearing notice which includes a map of the subject location.**) (**REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21**)

### **PLANNING AND DEVELOPMENT DEPARTMENT**

7. Submitting reso. autho. Property Sale - 14466 Woodrow Wilson. (**The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Lion Investment Team, LLC (“Purchaser”), a Michigan limited liability company, to**

- purchase certain City-owned real property at 14466 Woodrow Wilson (the “Property”). The P&DD entered into a purchase agreement, dated June 3, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Six Thousand Eight Hundred and 00/100 Dollars (\$6,800.00)) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**
8. **Submitting reso. autho. Property Sale - 15935 James Couzens. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Heidi Norris (“Purchaser”), to purchase certain City-owned real property at 15935 James Couzens (the “Property”). The P&DD entered into a purchase agreement, dated August 17, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Fourteen Thousand Three Hundred and 00/100 Dollars (\$14,300.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**
  9. **Submitting reso. autho. Property Sale - 16600 Chicago. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Jonathon Fason (the “Purchaser”), to purchase certain City-owned real property at 16600 Chicago (the “Property”) for the purchase price of Six Thousand Four Hundred and 00/100 Dollars (\$6,400.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**
  10. **Submitting reso. autho. Property Sale - 20622 Joy Rd. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ahmed Almaleky (the “Purchaser”), to purchase certain City-owned real property at 20622 Joy Rd (the “Property”) for the purchase price of Twenty-One Thousand Five Hundred and 00/100 Dollars (\$21,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**
  11. **Submitting reso. autho. Property Sale - 4110 W McNichols. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from New Light Family Christian Center (“Purchaser”), a Michigan non-profit corporation, to purchase certain City-owned real property at 4110 W McNichols (the “Property”). The P&DD entered into a purchase agreement, dated January 21, 2021, with Purchaser. Under the terms of the proposed purchase agreement, the Property will be conveyed to Purchaser for the purchase price of Twenty Eight Thousand Two Hundred and 00/100 Dollars (\$8,200.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**
  12. **Submitting reso. autho. Property Sale - 13126 Harper. (The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Maniac Mechanics, LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 13126 Harper (the “Property”) for the purchase price of Sixteen Thousand and 00/100 Dollars (\$16,000.00).) (REFERRED TO THE**

**PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON  
9-23-21)**

13. Submitting reso. autho. Property Sale - 10333 Fenkell. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from BEST WHOLESALE FISH & SEA FOOD, LLC (the “Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 10333 Fenkell (the “Property”) for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**
  
14. Submitting reso. autho. Property Sale - 2350 Stanton and 6540 W Grand Blvd. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mark Voto (the “Purchaser”), to purchase certain City-owned real property at 2350 Stanton and 6540 W Grand Blvd (the “Property”) for the purchase price of Twenty Four Thousand Six Hundred and 00/100 Dollars (\$24,600.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-23-21)**